

Downtown Zoning Realignment

Small Area Meetings: Central Business District CBD

March 31, 2022



Agenda

1. Downtown Strategic Plan & Zoning Diagnostic Report – Recommendations/Timeline
2. Special Considerations:
 - Streetscapes Initiative
 - Non-Conforming Uses
 - Development Standards
3. CBD Boundary Realignment – What's the Vision?
4. Downtown Zoning Use Table – What Uses Will be Allowed?
5. Feedback: Question & Answer Session



Downtown Zoning Diagnostic: Freese & Nichols

- Report outlines 14 recommendations, addressed through:
 - Zoning
 - Development Process
 - Economic Development
- Implementation Schedule: high, medium, low impact
 - ✓ Zoning realignment – *high impact*
 - ✓ Update CBD – *high impact*
 - ✓ Revise RDD regulations – *low impact*
 - ✓ Adopt Property Maintenance Code – *high impact*
 - Resolve parking issues in downtown area – *low impact*
 - Amend outdoor dining ordinance to reflect streetscape recommendations – *low impact*

Zoning Diagnostic QR Code



Downtown Strategic Plan: Progress to Date

- Code Enforcement: zones realigned for improved service downtown
- TIF #4 board activated; increment allocation 2020
- Downtown Improvement Grant (4B):
 - Increased funding level FY18-19 by \$50,000 to assist with sidewalk, curb/gutter, tree well repairs
 - Public Works assessed sidewalk deficiencies; owners/tenant notified & utilizing program for improvements
- Downtown Property Maintenance Code (PMC) & Vacant Structure Registry (VSR):
 - Feb. 2021: council approves both PMC and VSR
 - Oct. 2021: ordinances become effective; applies to non-residential properties
- Parking Issues:
 - Lindemann Parking Garage Project and Arts Collaborative
- RAISE Grant:
 - Rebuilding American Infrastructure with Sustainability & Equity – DOT funds;
 - \$25M application to assist with downtown infrastructure improvements

Project Timeline...

- Dec. 9, 2021: Public Forum for owners/tenants - MPEC
- March 28: Area meeting #1 – River Development District (RDD)
- ***March 31: Area meeting #2 – Central Business District (CBD)***
- April 5: Area meeting #3 - Light Industrial-Downtown District (LI-D)
- April 6: Area meeting #4 – General Commercial-Downtown District (GC-D)
- May 2022: Draft report for discussion to DZSC and P&Z Commission
- June/July 2022: P&Z Commission - Public hearing & Rezone recommendation
- August 2022: City Council - Public hearing & Rezoning Ordinance for consideration

Existing Zoning Greater Downtown

Overview:

4 zoning districts:

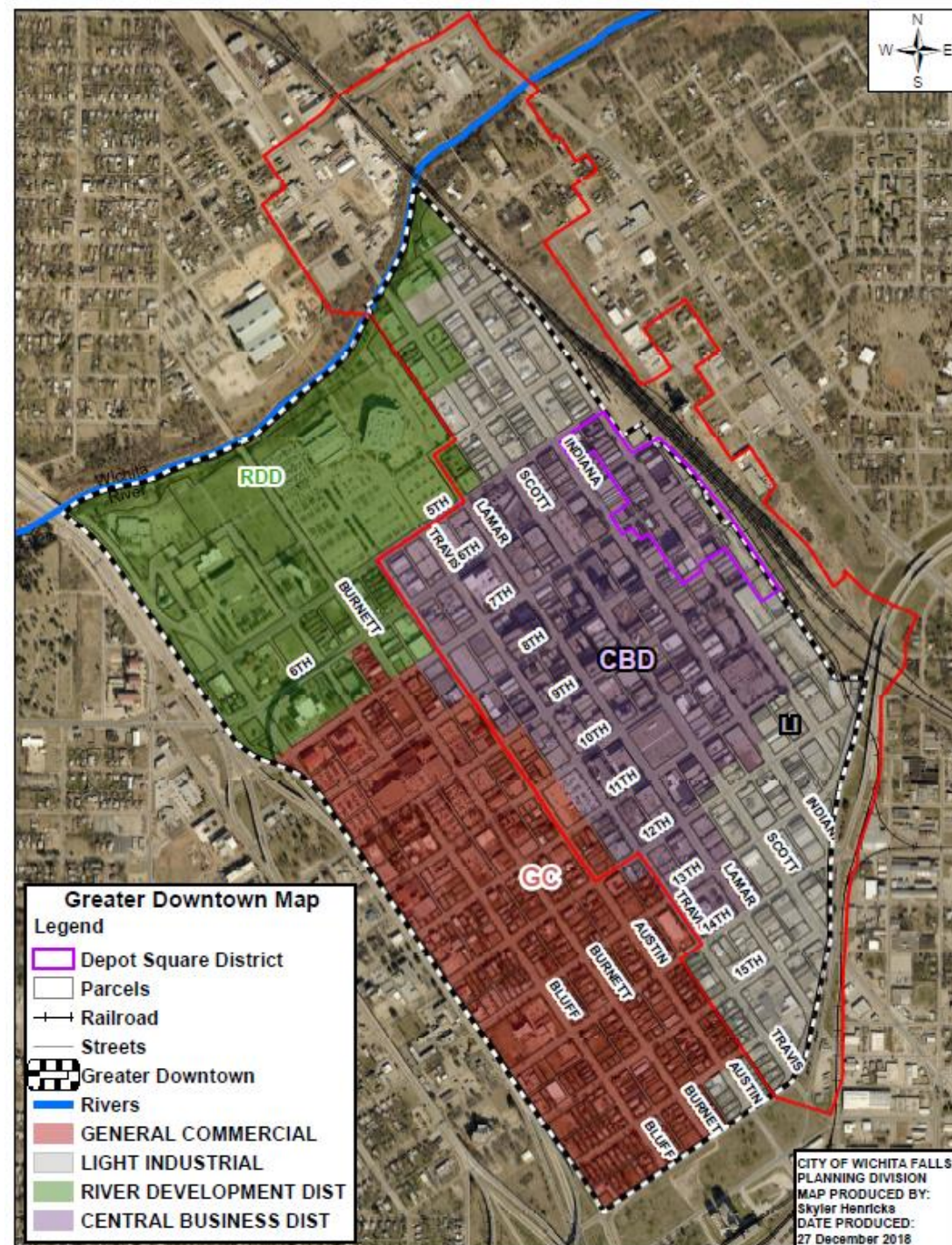
- RDD – River Dev't District
- CBD – Central Business District
- GC – General Commercial
- LI – Light Industrial

824 parcels:

- 67 - RDD parcels
- 259 - CBD parcels
- 341 - GC parcels
- 157 - LI parcels

1 - Historic District (purple)

1 - TIF #4 Zone (red)



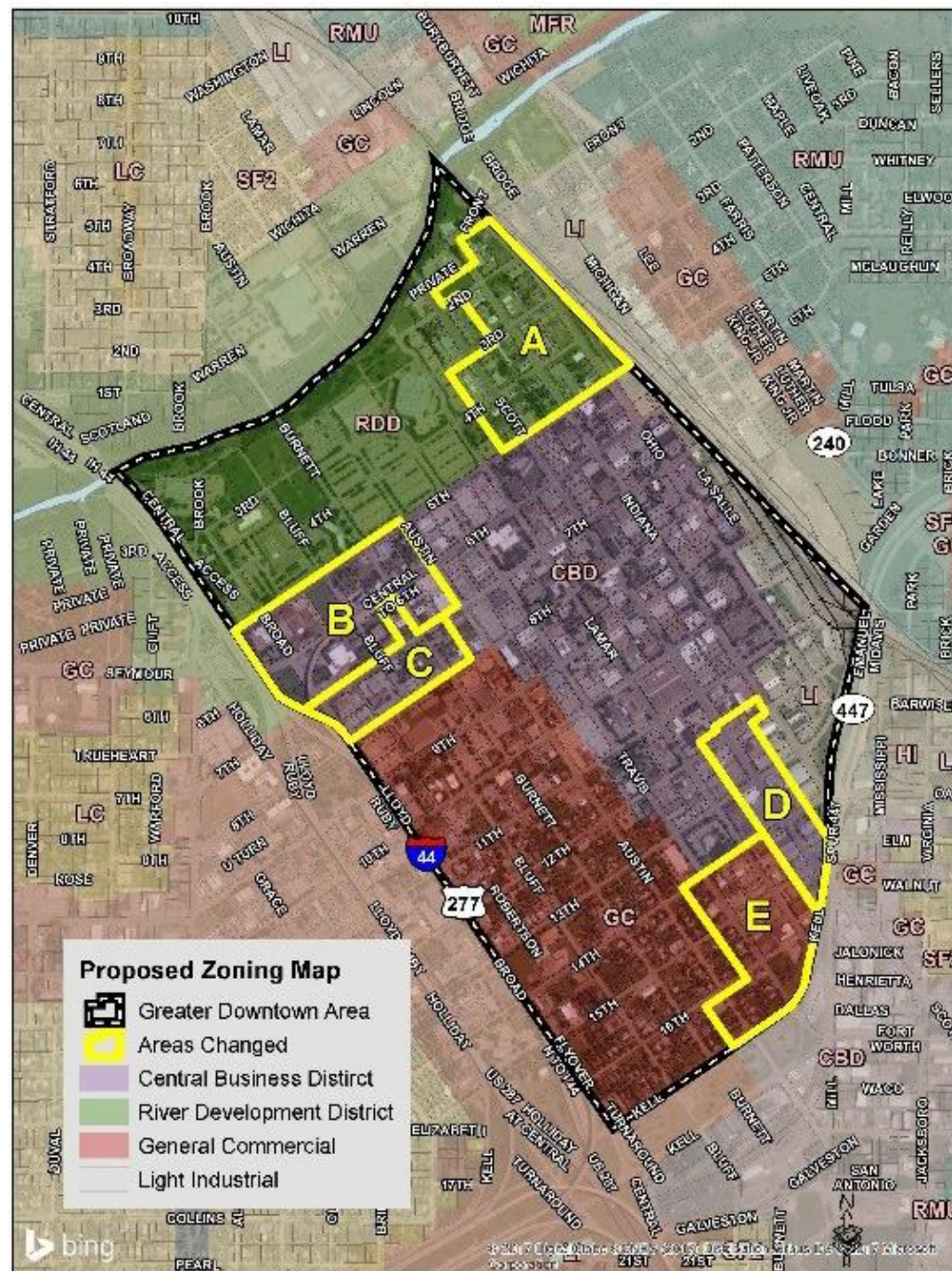
Downtown Strategic Plan

Recommendations from Freese & Nichols Diagnostic Report

Consider 5 rezone areas:

- A** – north/east section;
LI change to RDD
- B** – west section;
RDD change to CBD
- C** – west section;
GC change to CBD
- D** – south/central section;
LI change to CBD
- E** – south section;
LI change to GC

183 parcels identified for zone change
(22% parcels downtown)



Special Considerations: Streetscapes Initiative

- Streetscapes Recommendations
 - Coordinated streetscape improvements from 7th-10th Street; LaSalle alley – Scott Ave.
 - Improved overall experience with ‘Complete Streets’ approach which addresses overall design for all types of access (bi-ped, vehicular, etc.) for better use & safety
 - *Initial priority:* Improvements (façade-to-façade) 8th St; Indiana to Scott Ave.
- Gateways and Critical Corridors
 - 6th, 8th and Scott
 - Additional focus on uses and facades for corridors in/out of downtown
 - Enhance visual appearance
- Wichita Falls Small Area Study (TOD) – 2015/16
 - Northern Sector of Downtown
 - Freese & Nichols in conjunction with Wichita Falls Transportation/MPO
 - Focused on enhanced uses around the Transit/Travel Center, City facilities, improved streetscapes along with uses as it transitions from CBD core



Downtown Strategic Plan

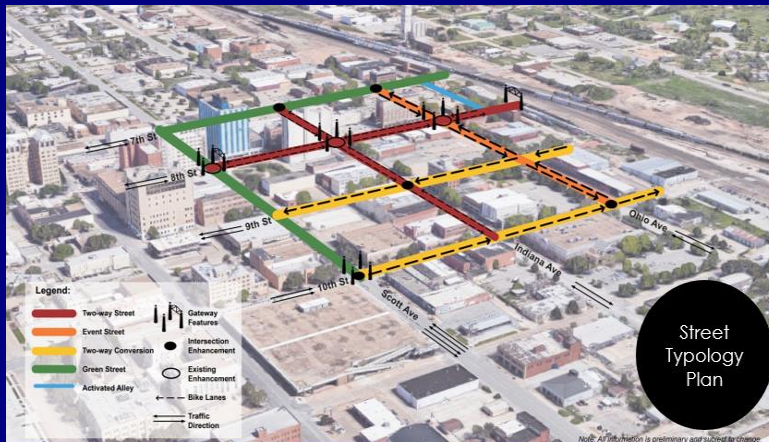
Recommendations from Freese & Nichols Report

Overview:

Renderings for Potential Complete Streets Design in Downtown Core

*8th Street Corridor
Indiana Corridor*

(Streetscapes Committee)



Wichita Falls Small Area Plan: Downtown TOD

Freese & Nichols and Catalyst
Urban Development Report
2015/16

Rendering Options for Various
Streetscape Considerations

North Sector Downtown Spanning River:
6th – Lincoln
Burnett - Front

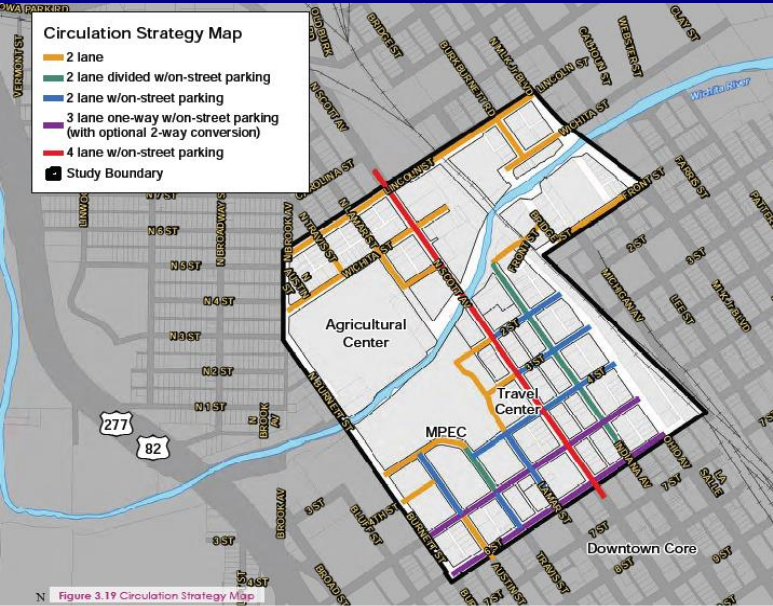


Figure 3.24 4-Lane with On-Street Parking Street Section



Non-Conforming Uses

- What is a Non-Conforming Use?

A legal use which is not a permitted use in that zoning district and existed prior to the enactment of zoning within the city but because of changes in zoning ordinance regulations, no longer complies with ordinance requirements

Examples include:

- Land use changes;
- Setback changes;
- Building height/lot coverage;
- Parking

- What if a Non-Conforming Use Closes?

- Use discontinues operations or remains vacant or unused for two years in Wichita Falls; non-conforming status terminates
- Option to appeal to Planning & Zoning Commission for conditional use permit for continuance



Non-Conforming Uses

What's typical for compliance?

Researched 11 comparison cities

Results ranged from 3mo – 2years

Logical consideration proposed for
Wichita Falls downtown:

1-year expiration for non-
conforming uses

| Comparison City | Expiration Date |
|----------------------|-------------------------------------|
| Abilene | 6 months |
| Beaumont | 1 year |
| College Station | 3 months |
| Denton | 1 year |
| Edinburg | either 12 or 6 month consecutive* |
| Lewisville | 3 months |
| McAllen | 6 months consecutive |
| Odessa | 6 months or 18 months in 3yr period |
| San Angelo | 1 year |
| Tyler | 6 months |
| Waco | 2 years |
| Wichita Falls | 2 years |



Greater Downtown Zoning:

Existing Land Use & Zoning Analysis

Overview:
824 parcels

4 zoning districts:

RDD – River Dev't District

green outline

CBD – Central Business District

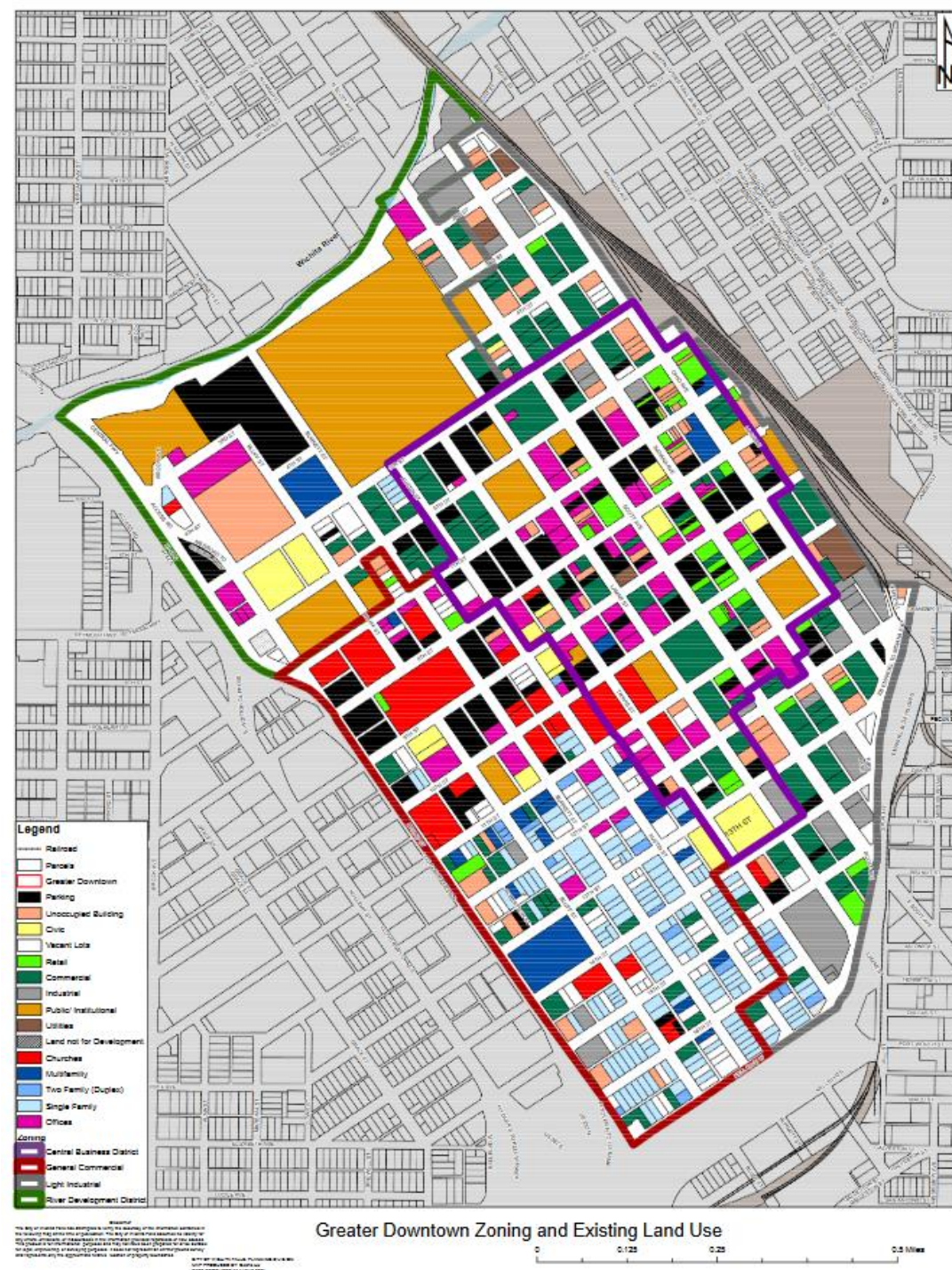
purple outline

GC – General Commercial

red outline

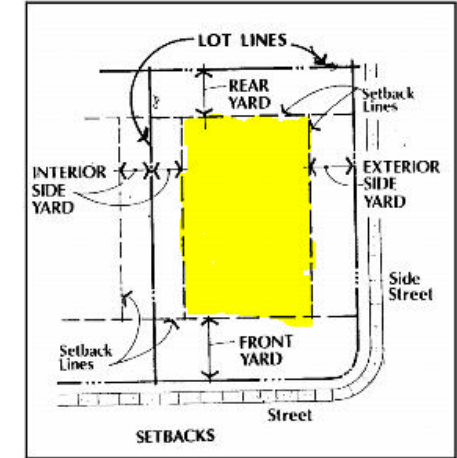
LI – Light Industrial

grey outline



Development Standards

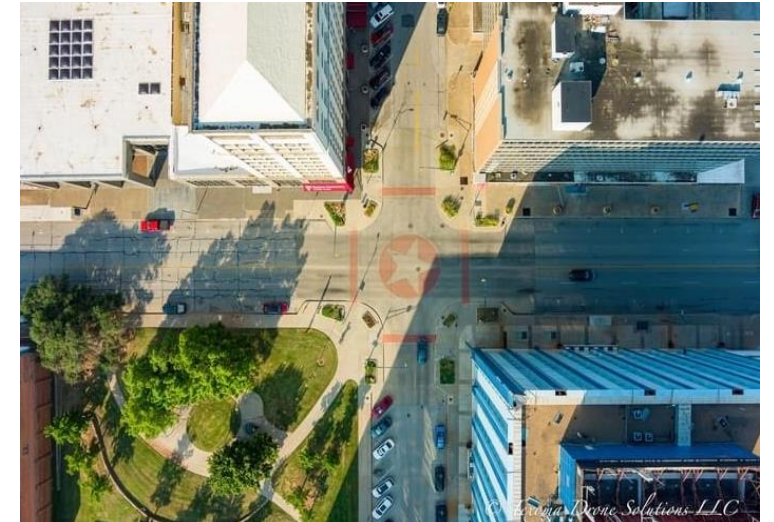
- What are these?
 - Component of the zoning ordinance
 - Elements related to:
 - Setbacks – front, interior side, exterior side, rear
 - Height
 - Building coverage – amount of lot area covered by buildings
- Special Conditions in CBD:
 - Commercial uses: not open to public from 2:15am – 5:30am; exceptions:
 - Lodging and Retail trade
 - Parking: *no minimum; need to ensure adequate for mixed-use projects*
 - Landscaping: *encourage creative options with urban species (e.g. planters; planting strips)*
 - Streetscape Protection: *maintain/repair existing design elements if damaged*
 - Signage: limitation on types:
 - Flashing; inflatable; multi-tenant; pole; portable; signs on vehicles



Central Business District – What's the Vision?



Central Business District - What's the vision?



Central Business District - What's the vision?



Central Business District – Plan Overview

- Zoning Diagnostic Report: Purpose for CBD
 - Downtown commercial core & focal point of the city
 - Characterized by higher density, mixed use office, retail, service, entertainment, gov't/institutional
 - District includes office towers and older buildings which are part of the original town-site
- Plan Considerations & Recommendations for CBD
 - Establish a dense & walkable downtown
 - Incorporate special regulations related to permitted uses: signage & parking standards
 - Limit uses that are low-density, land expansive
 - e.g. outdoor storage, auto-related, RV parks, contractor's yards, flea markets, warehousing/industrial related*
 - Encourage a different development pattern - higher densities allowing greater buildout
 - Downtown parking study



Proposed Zoning Boundaries Greater Downtown

Recommendations from
Freese & Nichols Diagnostic Report

Overview:
824 parcels

4 – Zoning Districts:

RDD – River Dev't District

CBD – Central Business District

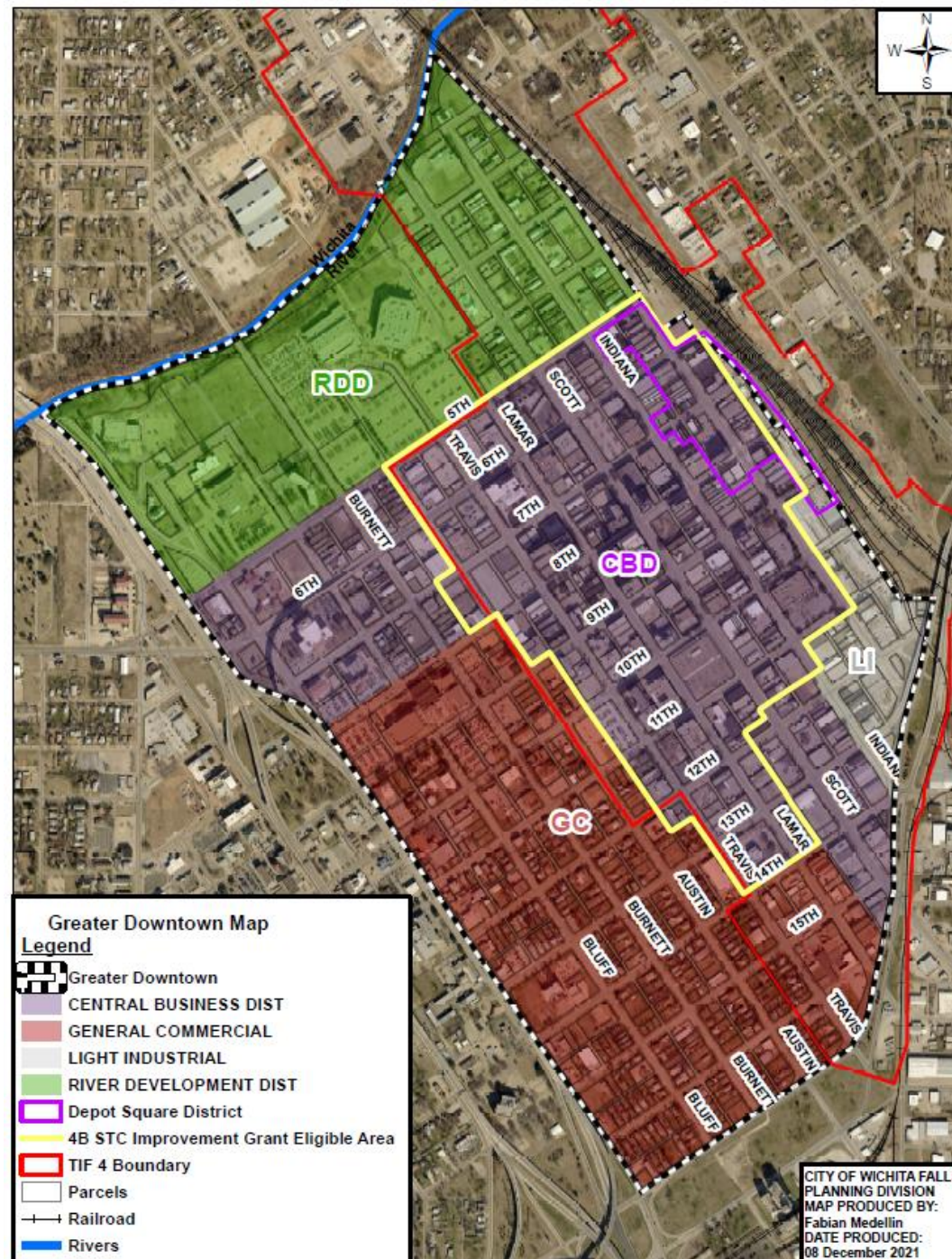
GC-D – General Commercial-Downtown

LI-D – Light Industrial-Downtown

1 - 4B STC Improvement Zone (yellow)

1 – Depot Square Historic District (purple)

1 - TIF #4 Zone (red)



Downtown Strategic Plan

Recommendations from Freese & Nichols Diagnostic Report

Area Changes:

B – northwest section

River Dev't District (RDD) to CBD

37 parcels

C – west section

General Commercial (GC) to CBD

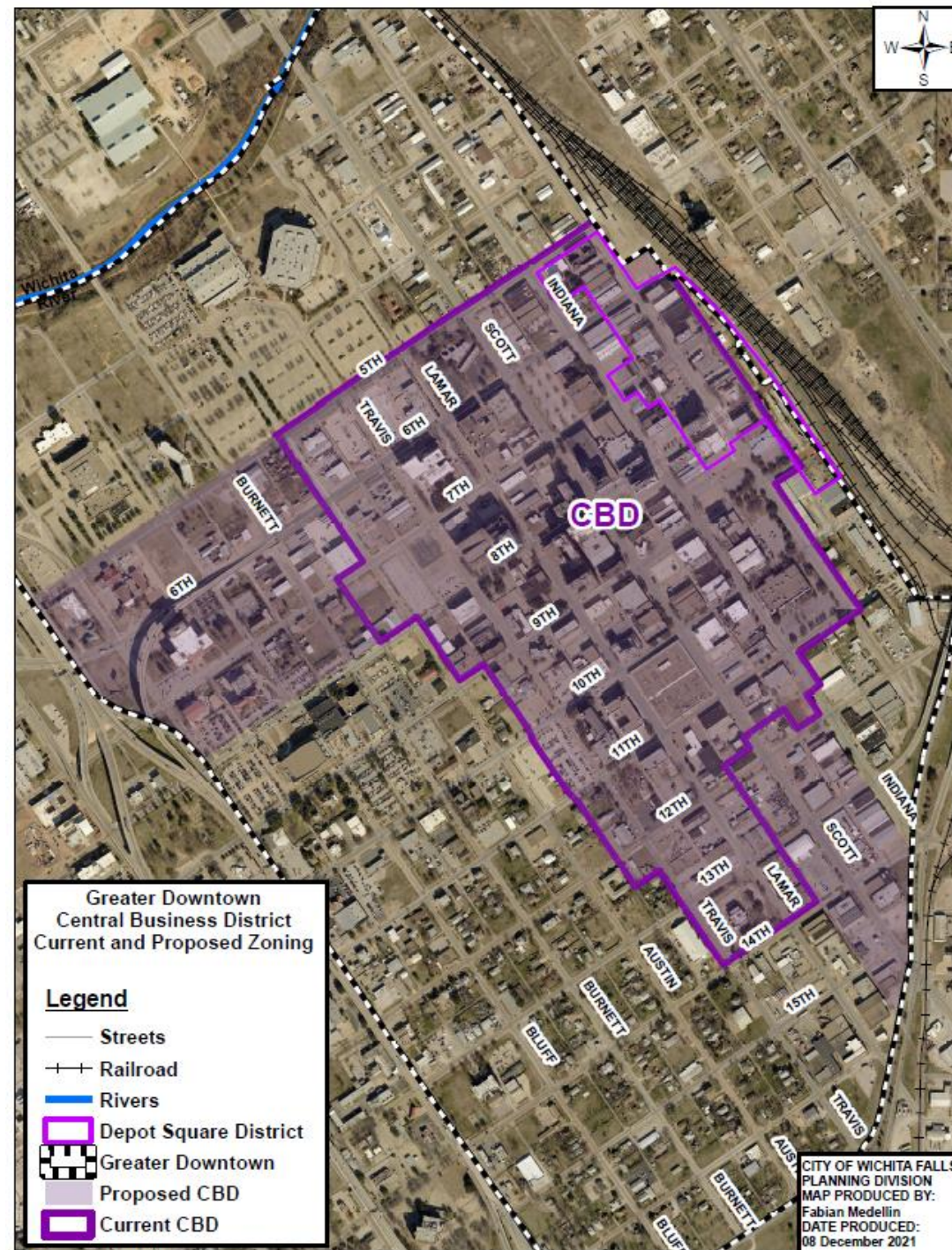
24 parcels

D – south/central section

Light Industrial to (LI) to CBD

27 parcels

Total new CBD lots = 88



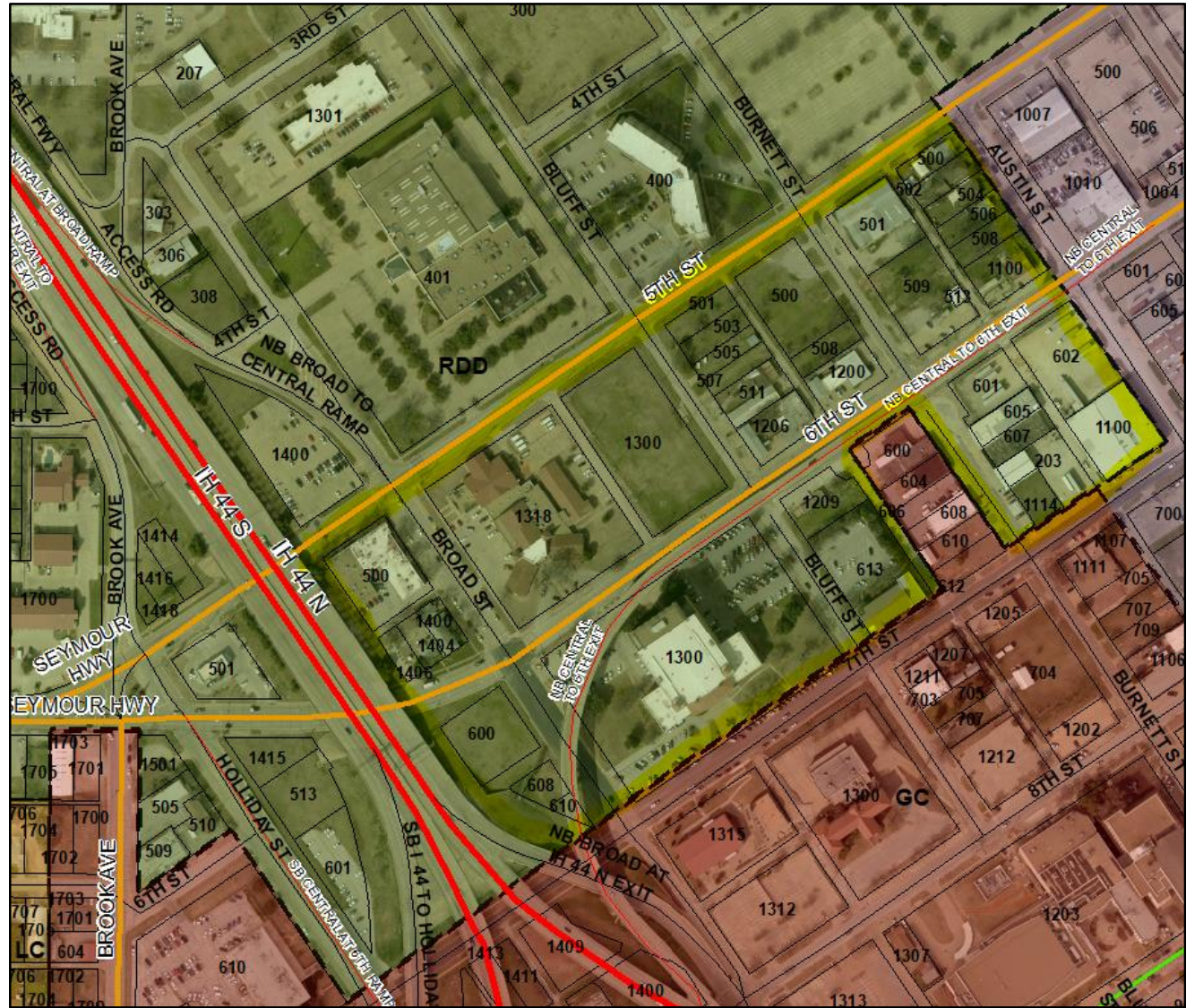
Downtown Strategic Plan

Northwest Section Downtown Area B: RDD to CBD Overview:

5th Street – 7th Street
Austin – I-44 overpass

Predominant Uses:

- Vacant Commercial Land
- Garages/Auto Service-Repair
- Parking Lots
- Single-Family Residential
- Offices
- Warehouses
- Distributors
- Charitable/Community Service
- Government/Public Facility



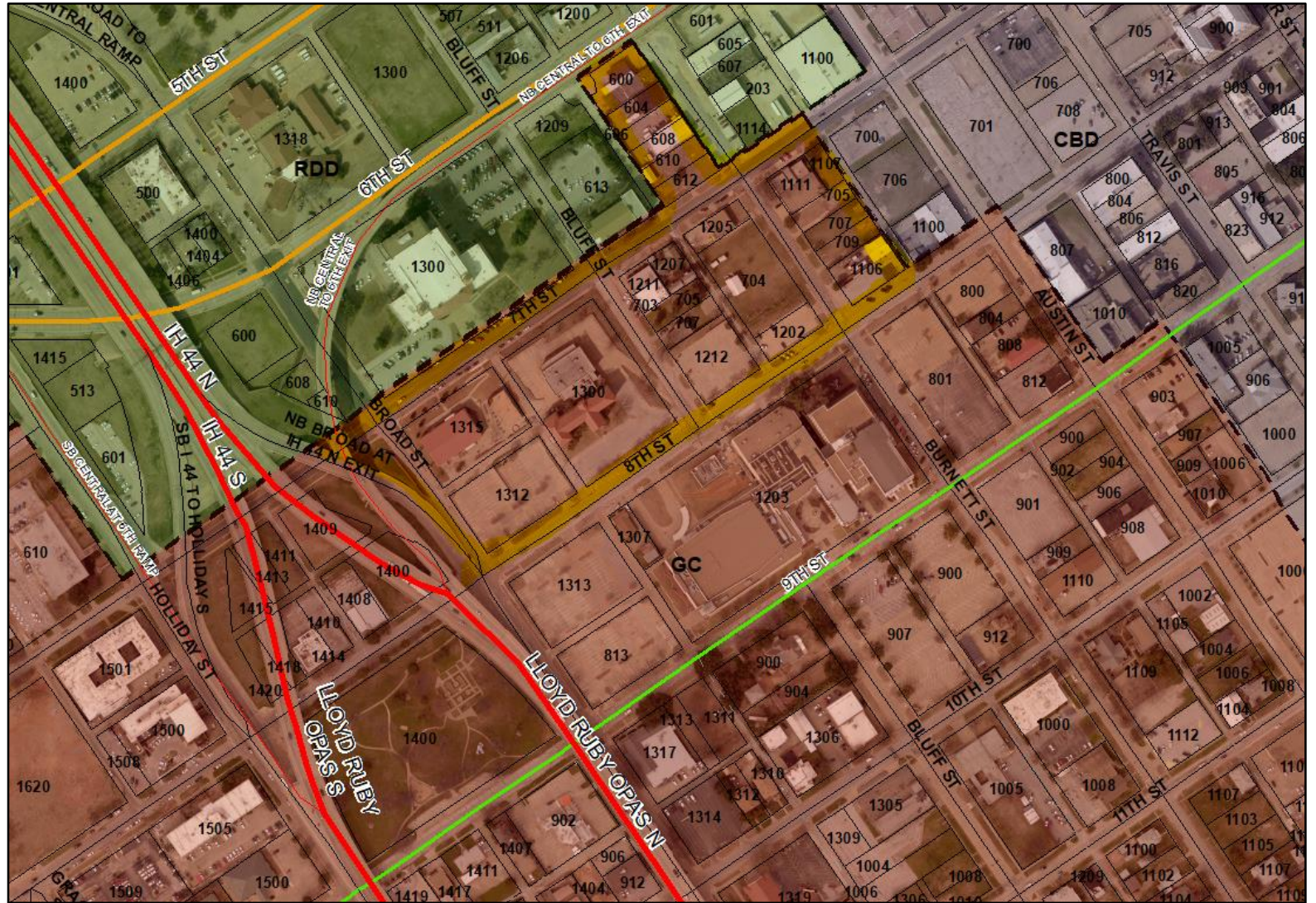
Downtown Strategic Plan

Western Section Downtown Area C: GC to CBD Overview:

7th Street – 8th Street
Burnett – I-44 frontage road

Predominant Uses:

- Vacant Commercial Land
- Office Buildings
- Warehouses
- Parking Lots
- Church/Religious
- Specialty Shop



Downtown Strategic Plan

South/Central Section Downtown

Area D: LI to CBD Overview:

Indiana – Scott Ave

12th St – Kell/Spur 447

Predominant Uses:

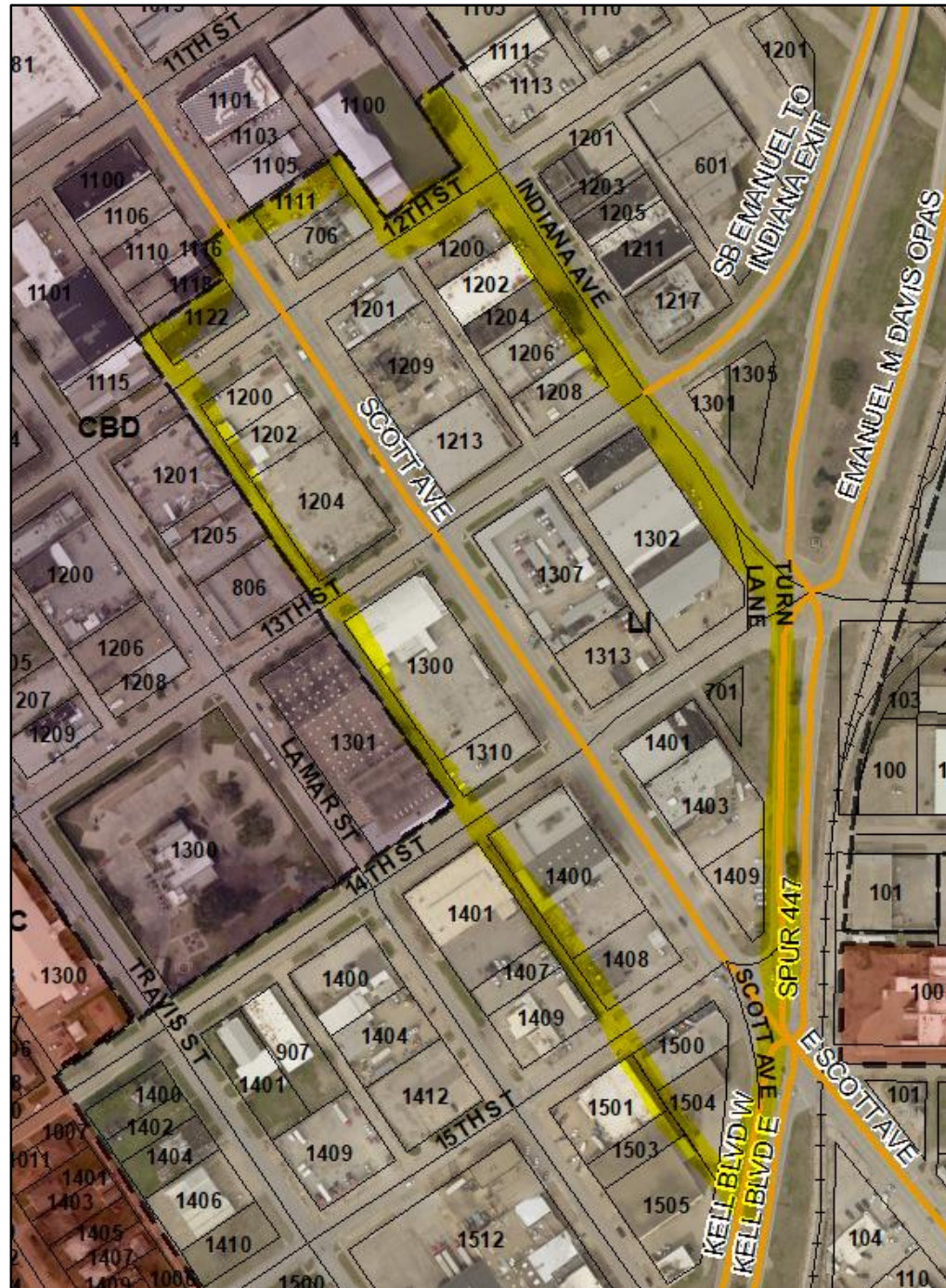
Used Auto Dealerships

Warehouses

Industrial Supply/Distribution/Service

Specialty Shops

General Construction/Contractors



Downtown Strategic Plan

Recommendations from Freese & Nichols Diagnostic Report

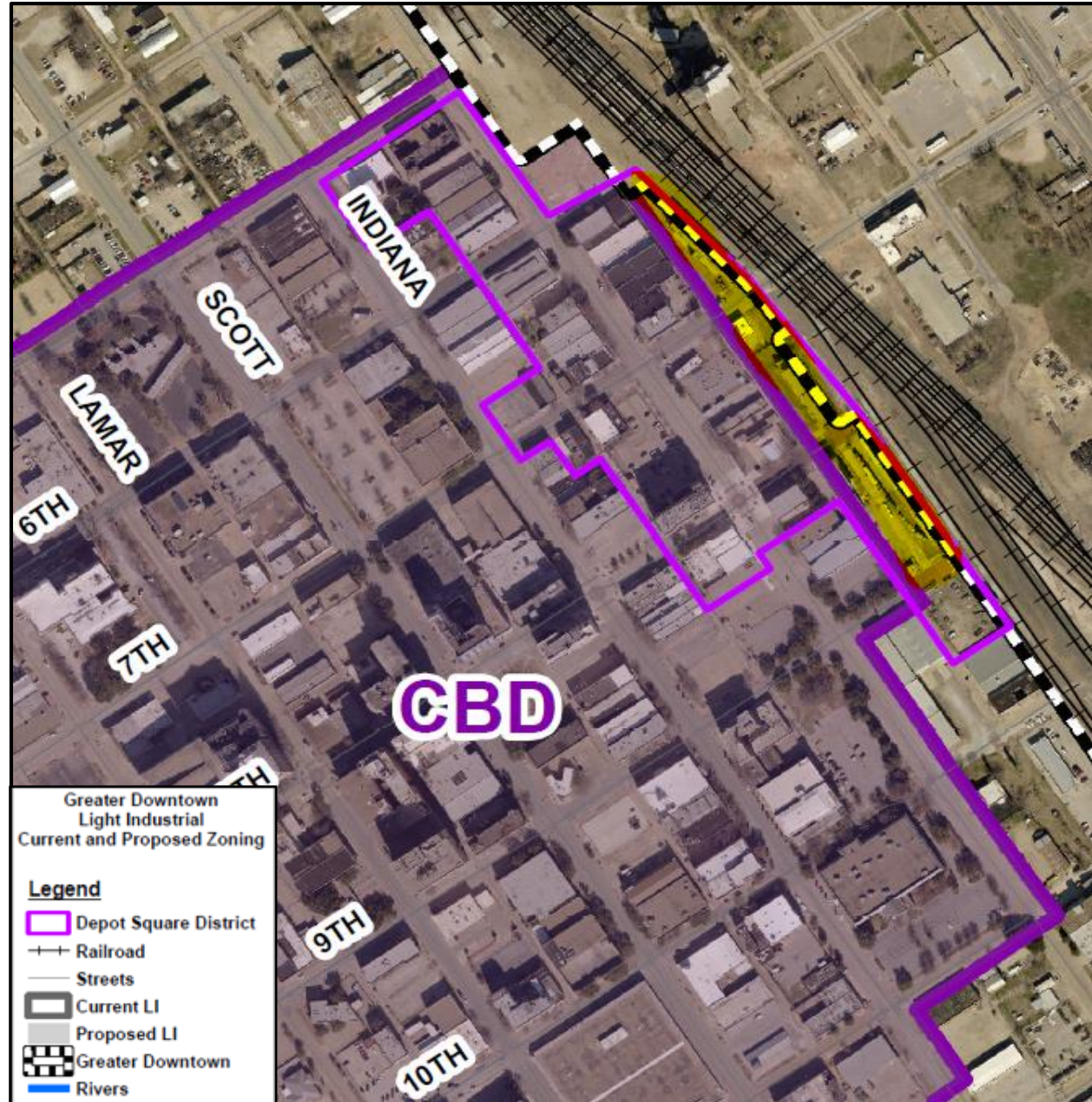
Area Change:

East section/Depot Square
Historic District

LaSalle Alley – Railroad
6th Street – 9th Street

Light Industrial to (LI) to
Central Business District (CBD)

6 parcels for consideration



Downtown District Use Table

- Listing of detailed land uses by zone & category based on:
 1. Residential
 2. Institutional-Governmental
 3. Office
 4. Services (Personal & Business)
 5. Retail
 6. Transportation & Auto Services
 7. Amusement & Recreation
 8. Commercial & Wholesale Trade
 9. Light Assembly/Industrial
 10. Mineral Extraction
 11. Temporary Uses
- Uses either: **P** - permitted; **C** – conditional; or not allowed
- Encourage mixed-use developments

Retail

| TYPES OF LAND USES | | Greater Downtown Zoning Districts | | | |
|--|---|-----------------------------------|-----|-----|-----|
| | | CBD | GCD | RDD | LID |
| Retail | Generally, the sale of goods and services from individuals or businesses to the end-user, whereby sales taxes are normally paid. A retailer purchases goods or products in large quantities from manufacturers directly or through a wholesale, and then sells smaller quantities to the consumer for a profit. | | | | |
| Alcoholic Beverage Sales (Subject to Section 5400 Wichita Falls Zoning Ordinance) | | P | P | P | P |
| Antique Shop (No Outside Sales or Storage) | | P | P | P | |
| Antique Shop (With Outside Sales or Storage) | | C | C | C | P |
| Apparel Shop | | P | P | C | |
| Art Gallery/Museum/Dealer | | P | P | P | |
| Artist Studio | | P | P | P | P |
| Bakery - Retail (Eating Establishment, No Drive-Thru) | | P | P | P | |
| Bakery - Retail (With Drive-Thru) | | C | P | C | |
| Bakery (Wholesale) | | | C | C | P |
| Book/Stationery Shop (Retail Only) | | P | P | P | P |
| Building Material Sales/Lumber Yard | | | | | C |
| Catering Service | | C | P | P | P |
| Consignment Shop | | P | P | | |
| Convenience Store (No Gasoline Sales) | | C | C | C | |
| Convenience Store (With Gasoline Sales) | | | C | | P |
| Drinking Establishment/Bar - Licensed as a Private Club | | C | P | C | P |
| Drinking Establishment/Bar < 50% food sales | | C | C | C | |
| Eating Establishment/Restaurant (No Drive-Thru Service) | | P | P | P | |
| Eating Establishment/Restaurant/Kiosk (With Drive-Thru Service) | | P | P | P | |
| Eating Establishment with Micro-brewery (onsite mfg. and sales) > 50% food sales | | C | C | P | |
| Food Truck (non-special event) | | C | C | C | C |
| Electronic Goods (Retail Only) | | P | P | C | |

Input & Discussion

- **Downtown Use Table...Question & Answer Session**
 - CBD Proposed Uses:
 - Residential: multi-family/mixed-use
 - Governmental/Institutional
 - Offices
 - Services (Personal/Business)
 - Retail
 - CBD Limited Use Categories:
 - Residential
 - **Office:** *Conditional – ER Clinic; Bank Drive Thru/ATM; Office Showroom; Security Monitoring Co.*
 - **Auto/Transportation Services:** *Conditional - Auto Driving School; Auto Parts Sales (no outside storage); Auto Rental Office; EV Charging Station; Parking lot/garage; State vehicle inspection*
 - **Amusement & Recreation:** *Conditional – Arcade; Billiards; Bingo; Bowling alley; Swim Club; Tennis Court/Club*
 - **Commercial/Wholesale Trade:** *Conditional – Book binding; Contractor office; Sign shop*
 - **Temporary:** *Conditional – Christmas tree lot; Outdoor entertainment; Container/pod for temporary storage*
 - CBD No Permitted Uses:
 - Light Assembly/Industrial
 - Mineral Extraction

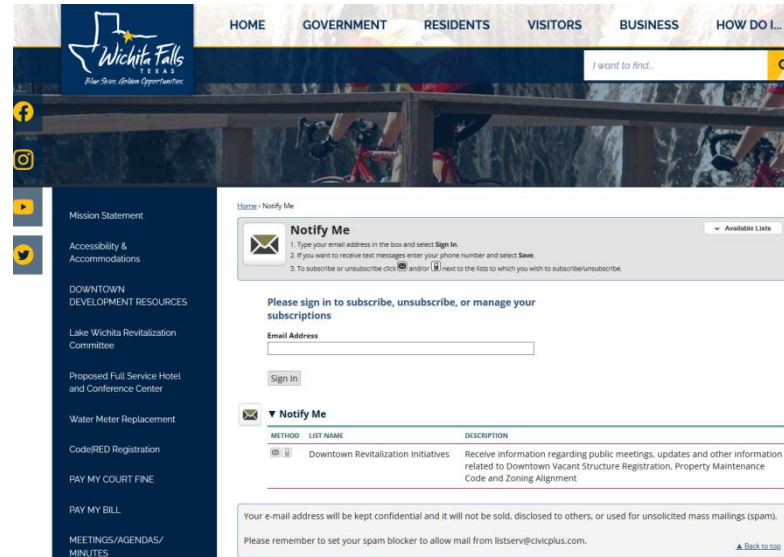
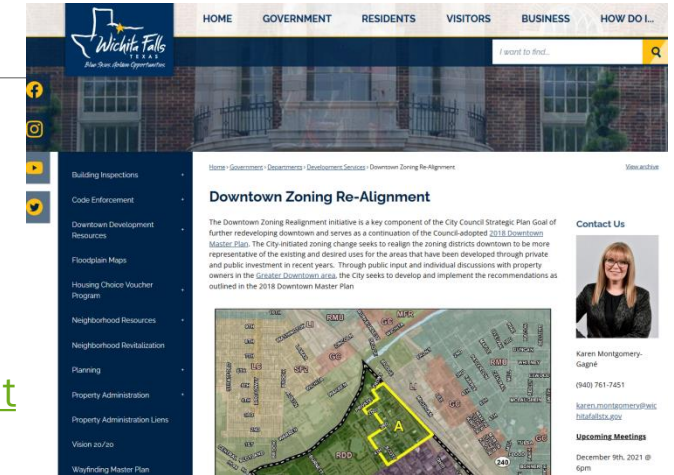
Want More Information...

- Want to stay informed moving forward...

- Provide Phone/Email for Future Contact;
- Visit the City's Weblink for Meeting Dates & Project Info:

<https://tx-wichitafalls3.civicplus.com/2257/Downtown-Zoning-Re-Alignment>

- Sign-up for *Notify Me*



Adjournment & Thank-you for Attending

